

Mercer Close, Larkfield, Aylesford, ME20 6QY
Price £250,000

Page & Wells

Situated within a popular small development at the lower end of New Hythe Lane in Larkfield, this spacious two/three-bedroom maisonette offers versatile accommodation arranged over two floors, together with the benefit of an allocated parking space.

The property provides approximately 789 sq. ft. of accommodation, with the ground floor comprising a generously sized lounge/diner, separate fitted kitchen, a good-sized bedroom and a convenient shower room.

A spiral staircase leads to the first floor, where there is a further double bedroom, bathroom and an additional room which could be used as a bedroom, nursery or home office, depending on individual requirements.

The property is well positioned for enjoying walks around the popular Leybourne Lakes Country Park, whilst also benefiting from convenient access to Junction 4 of the M20 motorway. New Hythe railway station is within walking distance, providing rail connections towards Maidstone and the Medway towns. Local shops, schools and other amenities are also within easy reach.

- **Maisonette Arranged Over 2 Floors**
- **In Need Of Modernisation**
- **2/3 Bedrooms**
- **Good Sized Lounge/Dining Room**
- **Ground Floor Shower Room**
- **First Floor Bathroom**
- **Allocated Parking Space**
- **Viewing Recommended**
- **EPC Rating C**









LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a popular and well-established residential area, offering an excellent range of local amenities, recreational facilities and transport links.

The area benefits from a variety of shops, supermarkets and eateries, including those at Martin's Square, whilst the nearby historic market town of West Malling offers an attractive High Street with a selection of independent shops, restaurants and cafés. The county town of Maidstone is approximately five miles away.

For those who enjoy the outdoors, Leybourne Lakes Country Park and nearby Manor Park provide excellent opportunities for walking and recreation, whilst Larkfield Leisure Centre offers a range of sporting and fitness facilities.

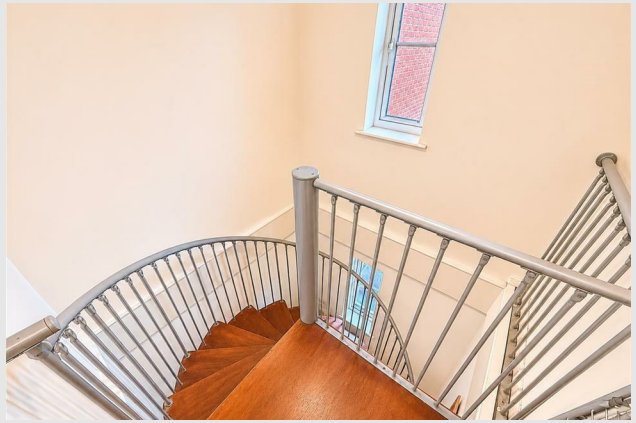
Larkfield is also conveniently positioned for commuters, with easy access to Junction 4 of the M20 motorway. New Hythe and Aylesford railway stations provide services along the Medway Valley Line, whilst West Malling and East Malling stations offer mainline connections towards London and Ashford.

Families are well catered for, with a selection of primary and secondary schools in the surrounding area, together with grammar and independent school options further afield.

ADDITIONAL INFORMATION

Leasehold
Council Tax Band C
EPC Rating C
Electric Heating
102 Years Remaining on the Lease
Annual service charge - Approx. £2,421.00
Annual ground rent - £250 per annum from 16 October 2003 to 15 October 2028;
£500 per annum from 16 October 2028 to 15 October 2053



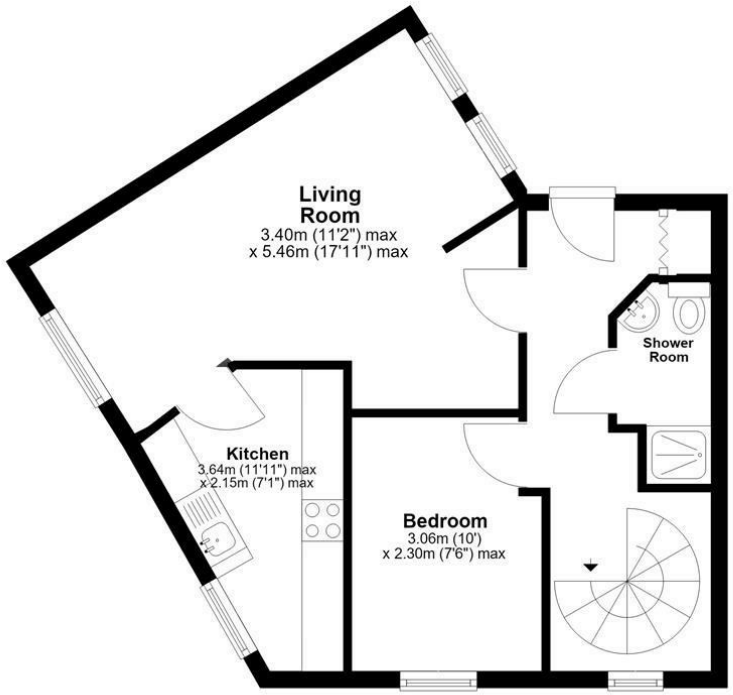




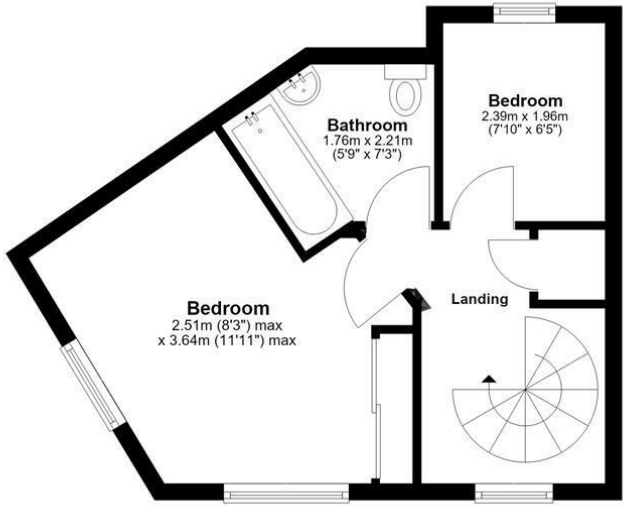
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Ground Floor



First Floor



Total area: approx. 73.3 sq. metres (789.3 sq. feet)

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